

## **MEMORANDUM**

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: November 4, 2021

SUBJECT: Planning & Zoning Commission special meeting—November 9, 2021

The Planning and Zoning Commission will hold a special meeting on November 9, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission  
Tue, Nov 9, 2021 7:30 PM - 10:30 PM (EST)

**Please join my meeting from your computer, tablet or smartphone.**

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## PLANNING AND ZONING COMMISSION AGENDA

Tuesday, November 9, 2021

7:30 P.M.

via GoToMeeting

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### **GENERAL MEETING**

#### **Election of Officers**

#### **Adoption of 2022 Meeting Schedule**

#### **Subdivision Application #629, Peter & Catherine Thomas, 130 Leroy Avenue.**

Request for extension of time to file map in Darien Land Records.

*Deliberations and possible decisions on the following items:*

**Coastal Site Plan Review #363, Flood Damage Prevention Application #169-A, Land Filling & Regrading Application #55-A, John Daileader, 32 Plymouth Road.** Proposal to construct elevated terrace areas, a swimming pool, spa, and pool house directly adjacent to the rear of the existing residence with associated stormwater management; and to perform related site development activities within regulated areas.

**Proposed Amendments to the Darien Zoning Regulations (COZR #6-2021) put forth by Baywater Housing Partners, LLC & Abilis, Inc.** Proposal to amend Section 454(a) of the Darien Zoning Regulations relative the Town's Special Needs Housing Overlay Zone to make Special Needs Housing in Darien more inclusive by allowing occupancy by persons with developmental disabilities, but whose disabilities do not meet the technical definition of "intellectually disabled" as defined by Section 1-1g of the Connecticut General Statutes. The amendment would also provide for residency by an income-qualified employee (per Section 454(a)(1) of the Regulations) of a property's administrator to provide support to residents. The Special Needs Housing Overlay Zone is eligible to be applied to properties in residential zones (R-2, R-1, R-1/2, R-1/3, R-1/5) on lots that are at least 150 percent of the minimum lot area, but not less than three-quarter acre (32,670 square feet). *HRG. CLOSED: 10/12/2021. DECISION DEADLINE: 12/17/2021.*

#### **Approval of Minutes**

October 5, 2021

October 19, 2021

#### **Any Other Business (Requires two-thirds vote of Commission).**

#### **Next upcoming Meetings—November 16, and 30, 2021.**

## **PUBLIC HEARING**

**Flood Damage Prevention Application #416, Land Filling & Regrading Application #518, Jeffrey Bluestein & Margit Conopask, 49 Stony Brook Road.** Proposal to construct a replacement bridge over the Stony Brook, consisting of new framing, decking and guiderails, to provide access to the existing residence on the property, and to perform related site development activities, including widening the channel of the Brook, within a regulated area. The 3.05+/- acre subject property is located on the west side of Stony Brook Road approximately 1,000 feet south of its intersection with Leroy Avenue, and is shown on Assessor's Map #19 as Lot #28 in the R-1 Zone.

**Continuation of Public Hearing regarding Proposed Amendments to Darien Zoning Map (COZM #2-2021), 3 Parklands Drive, put forth by Parklands Darien, LLC.** Proposal to apply the Designed Office Multi-Family Residential Overlay Zone (DOMR) to the subject property to permit multi-family residential dwellings as a principal use requiring a Special Permit. The 3.915+/- acre subject property is located at the southern end of Parklands Drive, approximately 1,100 feet south of its intersection with Old King's Highway North, and is shown on Assessor's Map #35 as Lot #34, Unit #2 in the Designed Office Zone (DO). The proposed zoning map amendments are on file and available for review in the Town Clerk's Office, the Planning & Zoning Office, and online at: [darienct.viewpointcloud.com](http://darienct.viewpointcloud.com).

**Continuation of Public Hearing regarding Site Plan Application #309, Special Permit Application #42-I, Land Filling & Regrading Application #516, Parklands Darien, LLC, 1 Parklands Drive & 3 Parklands Drive.** Proposal to raze the existing office building at 3 Parklands Drive, convert and redevelop the property as multi-family residential, consistent with the Designed Office Multi-Family Residential Overlay Zone (DOMR) Regulations; and perform related site development activities, including regrading of the property, installation of landscaping, lighting, and stormwater management. The applicant proposes to construct a three-story, multi-family apartment building with a total of 60 apartments (studio, 1- and 2-bedroom apartments), including 7 deed restricted affordable units. A total of 139 parking spaces will be created - 86 of which are proposed for the exclusive use by residents of 3 Parklands Drive and 53 of which are proposed to be shared with the adjacent assisted living facility at 1 Parklands Drive (Assessor's Map #35, Lot #34, Unit #1). Improvements to 1 Parklands Drive are limited to sidewalk extensions, underground utilities and parking related improvements. 3 Parklands Drive is 3.915+/- acres, and is located at the southern end of Parklands Drive, approximately 1,100 feet south of its intersection with Old King's Highway North and is shown on Assessor's Map #35 as Lot #34, Unit #2 currently in the Designed Office Zone (DO) (companion Zoning Map Change proposed to rezone 3 Parklands Drive to the Designed Office Multi-Family Residential Overlay Zone (DOMR)). Application materials are on file and available for review in the Planning & Zoning Office and online at: [darienct.viewpointcloud.com](http://darienct.viewpointcloud.com).

**Business Site Plan Application #24-AB / Special Permit, Clean Juice, 25 Old King's Highway North, Goodwives Shopping Center.** Proposal to establish a new 1,371+/- square foot Quick Service Restaurant in the first floor space formerly occupied by Runner's Roost. The space is located within Goodwives Shopping Center, located on the south/east side of Old King's Highway North, approximately 150 feet southeast of its intersection with Brookside Road and is shown on Assessor's Map #71 as Lot #19, in the DC Zone.

**Subdivision Application #630, Land Filling & Regrading Application #517, Irrevocable Trust for Descendants of Eugene G. Bewkes, III, 92 Half Mile Road.** Proposal to divide the subject 4.92+/- acre property into two (2) separate building lots, respectively 2.722+/- and 2.198+/- acres in size. The existing residence and associated improvements on the lot are to be razed. Proposal to construct a single-family residence on the newly created westerly building lot, construction of a new driveway, pool, and patio areas, and installation of stormwater management, a septic system and to perform related site development activities. Though conceptual improvements are shown on the easterly building lot, development of the lot is not proposed at this time. The subject property is located at the northeast corner formed by the intersection of Half Mile Road and Hollow Tree Ridge Road, and is shown on Assessor's Map #2 as Lot #24 in the R-2 Zone.

**ADJOURN.**